



Indicative refurbishment from similar unit

Trade Counter / Warehouse
Unit - To be refurbished

4,511 sq ft (419.09 sq m)

May split – 2,255 to 4,511sq ft

Minimum eaves height of 6.7m

2 sectional roller shutter doors

W/C facilities

Forecourt parking for 14 cars.



Location

Yardley Business Park is the prime trade counter location in Basildon accessed off Miles Gray Road and Luckyn Lane within the established Pipp's Hill Business Area. The park is located adjacent to the Southend Arterial Road and immediately opposite Pipp's Hill Retail Park.

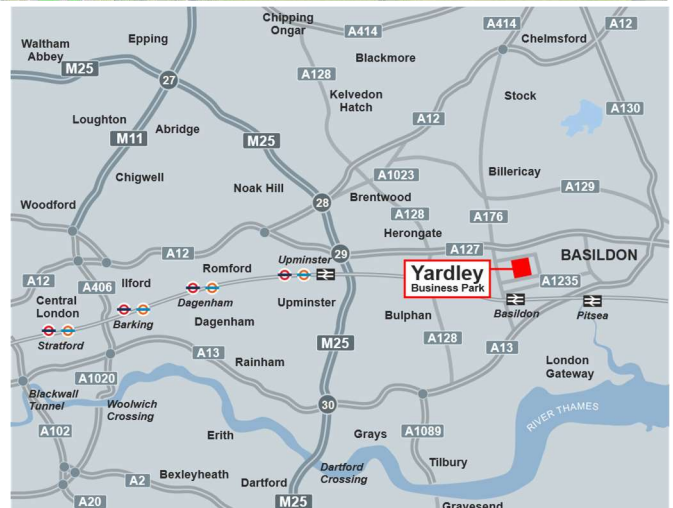
Current neighbouring tenants on the estate include Screwfix, Toolstation, Plumbase, Benchmarx, Electric Centre, Eurocell, National Lighting, Crown Paints and Howdens.

Description

The accommodation comprises an end of terrace double trade counter / warehouse unit of steel frame construction totalling 4,511 sq ft (419.09 sq m) but may split to offer from c. 2,255 sq ft (209.49 sq m)

Key Features:

- Prime Trade Counter location
- Minimum eaves height of 6.7m
- 2 sectional roller shutter doors
- 14 allocated car parking spaces
- Direct links to the M25



Tenure & Rent

The property is available on an FRI leasehold basis, further details including quoting rent on application.

EPC

The EPC for the unit will be assessed on completion of the refurbishment works

Viewings: Strictly via joint sole agents:

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